



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD16-18  
**DATE:** October 13, 2016  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Rezoning and Preliminary Plat

**APPLICANT:** Red Sky Ranch  
**LOCATION:** West side of 48<sup>th</sup> Avenue N.W.  
approx. 2,790' north of Tecumseh  
**WARD:** 3

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning and platting a 2-acre parcel. This property is currently zoned A-2, Rural Agricultural District, and rezoning is requested to A-1, General Agricultural District.

Please join us for a Pre-Development discussion of this proposal on Thursday, October 27, 2016 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

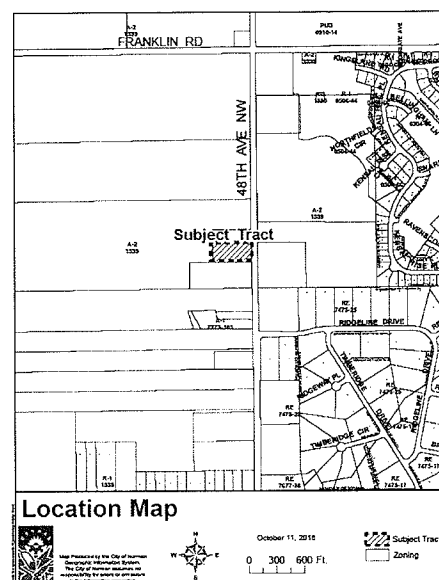
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their November 10, 2016 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Tom McCaleb, (405) 232-7715 during business hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 16-18

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b>  Red Sky Ranch	<b>ADDRESS</b> 1320 N Porter Norman, OK 73071
<b>EMAIL ADDRESS</b>  tom.mccaleb@smcokc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Tom McCaleb (405) 232-7715 <b>BEST TIME TO CALL:</b> During office hours

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located \_\_\_\_\_  
 On the West side of 48th Ave NW Approximately 2790 LF North of  
 Tecumseh Road.

and containing approximately 2.0 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

This is for one single family home site.

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment    ☐ Growth Boundary  
☐ Land Use  
☐ Transportation  
☒ Rezoning to A-1, General Agricultural District(s)  
☐ Special Use for \_\_\_\_\_  
☒ Preliminary Plat Red Sky Ranch (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☒ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: A-2, Rural Agricultural  
 Current Plan Designation: \_\_\_\_\_

Concurrent Planning Commission Review Requested:   

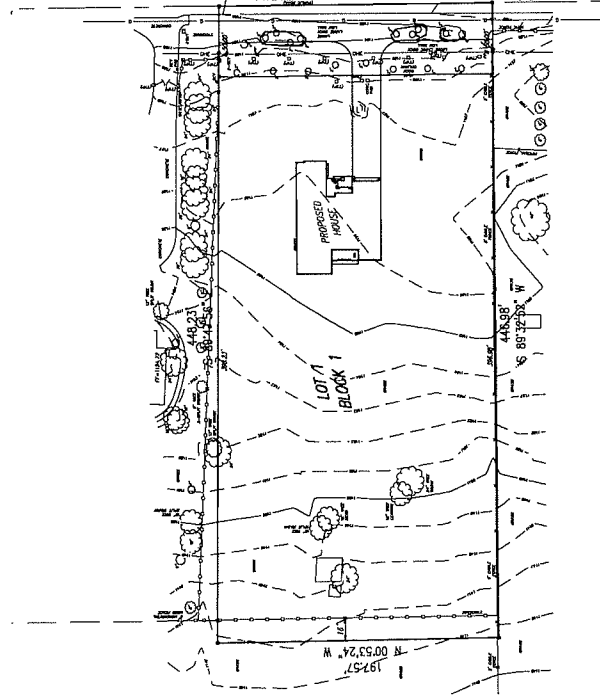
Received on: 10-6-16  
 at 10:00 a.m./p.m.

by mt

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PRELIMINARY DEVELOPMENT MAP  
**RED SKY RANCH**

- ## Notes



48th AVE. N.W. & TECUMSEH RD.

RED SKY RANCH



SMC Consulting Engineers, P.C.

PROJECT NO.: 3040  
DATE: 10/03/2018  
SCALE: 1" = 40'  
DRAWN BY: D.C.  
CHECKED:

PRELIMINARY  
DEVELOPMENT MAP

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